



STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
COUNCIL ON AFFORDABLE HOUSING  
PETITION APPLICATION



This application is a guideline for creating a Housing Element and Fair Share Plan. A completed version of this application must be submitted as part of your petition for substantive certification to COAH. This application will be used by COAH staff to expedite review of your petition. This application can serve as your municipality's Fair Share Plan. A brief narrative component of the Fair Share Plan should be included with this application and can serve primarily to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would include a description of any waivers being requested.

This form reflects COAH's newly adopted procedural and substantive rules and the amendments to those rules adopted on September 22, 2008. Footnotes and links to some helpful data sources may be found at the end of each section. **To use this document electronically, use the TAB KEY to navigate from field to field. Enter data or use the Right Mouse Button to check boxes.**

MUNICIPALITY	Flemington Borough	COUNTY PLANNING AREA(S)	Hunterdon
COAH REGION	<u>3</u>		3-Center
SPECIAL RESOURCE AREA(S)	None		
PREPARER NAME	Elizabeth Mcmanus	TITLE	Planning Consultant
EMAIL	Bmcmanus@Cchnj.Com	PHONE NO.	609.883.8383
ADDRESS	400 Sullivan Way Trenton New Jersey 08628	FAX NO.	609.883.4044
MUNICIPAL HOUSING LIAISON	Diane Schottman	TITLE	Clerk
EMAIL	Dschottman@Embarqmail.Com	PHONE NO.	908.782.8840
ADDRESS	<u>38 Park Avenue</u> <u>Flemington Nj 08822</u>	FAX NO.	908.782.0142

Enter the date(s) that COAH granted Substantive Certification or that the Court granted a Judgment of Compliance (JOC) on the Housing Element and Fair Share Plan.

History of Approvals	<u>COAH</u>	<u>JOC</u>	<u>N/A</u>
First Round	_____	_____	<input checked="" type="checkbox"/>
Second Round	<u>8/6/2003</u>	_____	<input type="checkbox"/>
Extended Second Round	_____	_____	<input type="checkbox"/>

Does the Petition include any requests for a waiver from COAH Rules? ☒ Yes ☐ No  
If Yes, Please note rule section from which waiver is sought and describe further in a narrative section: NJAC 5:80-26.3(b)

# **FILING/PETITION DOCUMENTS (N.J.A.C. 5:96-2.2/3.2 & N.J.A.C. 5:97-2.3/3.2)**

All of the following documents must be submitted in order for your petition to be considered complete. Some documents may be on file with COAH. Please denote by marking the appropriate box if a document is attached to the Housing Element and Fair Share Plan or if you are using a document on file with COAH from your previous third round submittal to support this petition. Shaded areas signify items that must be submitted anew.

Included	On File	Required Documentation/Information
<input checked="" type="checkbox"/>		Certified Planning Board Resolution adopting or amending the Housing Element & Fair Share Plan
<input checked="" type="checkbox"/>		Certified Governing Body Resolution endorsing an adopted Housing Element & Fair Share Plan and either (check appropriate box): <input type="checkbox"/> Petitioning <input type="checkbox"/> Filing <input checked="" type="checkbox"/> Re-petitioning <input type="checkbox"/> Amending Certified Plan
<input checked="" type="checkbox"/>		Service List (in the new format required by COAH)
<input checked="" type="checkbox"/>		Adopted Housing Element & Fair Share Plan narrative (including draft and/or adopted ordinances necessary to implement the Plan)
<input checked="" type="checkbox"/> <input type="checkbox"/> N/A		If applicable, Implementation Schedule(s) with detailed timetable for the creation of units and for the submittal of all information and documentation required by N.J.A.C. 5:97-3.2(a)4
<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	If applicable, Litigation Docket No., OAL Docket No., Settlement Agreement and Judgment of Compliance or Court Master's Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Master Plan (most recently adopted; if less than three years old, the immediately preceding, adopted Master Plan)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Zoning Ordinance (most recently adopted) <sup>1</sup> Date of Last Amendment: <u>2007</u> Date of Submission to COAH: <u>12/2008</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Tax Maps (most up-to-date, electronic if available) Date of Last Revision: <u>1999</u> Date of Submission to COAH: <u>12/200/</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other documentation pertaining to the review of the adopted Housing Element & Fair Share Plan(list): See Fair Share Plan Appendices

## **FOR OFFICE USE ONLY**

Date Received \_\_\_\_\_ Affidavit of Public Notice \_\_\_\_\_ Date Deemed  
Complete/Incomplete \_\_\_\_\_ Reviewer's Initials \_\_\_\_\_

<sup>1</sup> Pursuant to N.J.S.A. N.J.S.A. 52:27D-307, as amended by PL 2008 c.46, any residential development resulting from a zoning change made to a previously non-residentially-zoned property, where the change in zoning precedes or follows the application for residential development by no more than 24 months, shall require that a percentage be reserved for occupancy by low or moderate income households.

## HOUSING ELEMENT

(N.J.A.C. 5:97-2 & N.J.S.A. 40:55D-1 et seq.)

The following issues and items must be addressed in the Housing Element for completeness review. Where applicable, provide the page number(s) on which each issue and/or item is addressed within the narrative Housing Element.

1. The plan includes an inventory of the municipality's housing stock by<sup>1</sup>:

- ☒ Age;
- ☒ Condition;
- ☒ Purchase or rental value;
- ☒ Occupancy characteristics; and
- ☒ Housing type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated

☒ Yes, Page Number: 12      ☐ No (incomplete)

2. The plan provides an analysis of the municipality's demographic characteristics, including, but not necessarily limited to<sup>2</sup>:

- ☒ Population trends
- ☒ Household size and type
- ☒ Age characteristics
- ☒ Income level
- ☒ Employment status of **residents**

☒ Yes, Page Number: 18      ☐ No (incomplete)

3. The plan provides an analysis of existing and future employment characteristics of the **municipality**, including but not limited to<sup>3</sup>:

- ☒ Most recently available in-place employment by industry sectors and number of persons employed;
- ☒ Most recently available employment trends; and
- ☒ Employment outlook

☒ Yes, Page Number: 21      ☐ No (incomplete)

4. The plan includes a determination of the municipality's present and prospective fair share for low and moderate income housing and an analysis of how existing or proposed changes in zoning will provide adequate capacity to accommodate residential and non-residential growth projections.  
AND

The analysis covers the following:

- ☒ The availability of existing and planned infrastructure;
- ☒ The anticipated demand for the types of uses permitted by zoning based on present and anticipated future demographic characteristics of the municipality;
- ☒ Anticipated land use patterns;
- ☒ Municipal economic development policies;
- ☒ Constraints on development including State and Federal regulations, land ownership patterns, presence of incompatible land uses or sites needing remediation and environmental constraints; and
- ☒ Existing or planned measures to address these constraints.

☒ Yes, Page Number: 25      ☐ No (incomplete)

5. The plan includes a consideration of lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

☒ Yes, Page Number: 27      ☐ No (incomplete)

6. The plan relies on household and employment projections for the municipality as provided in Appendix F of COAH's rules (if yes check the yes box below and check no in lines 6a-8).

☒ Yes, Page Number: 28      ☐ No (go to 6a)

- 6a. The Plan relies on higher household and employment projections for the municipality as permitted under N.J.A.C. 5:97-2.3(d) (optional - see Fair Share Plan section starting on page 7 of this application).

☐ Yes (go to 7 and 8)                      ☐ No (go to 6b)

- 6b. The Plan relies on a request for a downward adjustment to household and employment projections for the municipality as provided in N.J.A.C. 5:97-5.6 (optional - see Fair Share Plan section starting on page 7 of this application).

☐ Yes, Page Number: \_\_\_\_\_      ☐ No

7. If the municipality anticipates higher household projections than provided by COAH in Appendix F, the plan projects the municipality's probable future construction of housing for fifteen years covering the period January 1, 2004 through December 31, 2018 using the following minimum information for residential development:

- ☐ Number of units for which certificates of occupancy were issued since January 1, 2004;
- ☐ Pending, approved and anticipated applications for development;
- ☐ Historical trends, of at least the past 10 years, which includes certificates of occupancy issued; and
- ☐ The worksheet for determining a higher residential growth projection provided by COAH. (Worksheets are available at [www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html](http://www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html))

☐ Yes, Page Number: \_\_\_\_\_

☐ No (incomplete)

☒ Not applicable (municipality accepts COAH's projections)

8. If the municipality anticipates higher employment projections than provided by COAH in Appendix F, the plan projects the probable future jobs based on the use groups outlined in Appendix D for fifteen years covering the period January 1, 2004 through December 31, 2018 for the municipality using the following minimum information for non-residential development:

- ☐ Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004;
- ☐ Square footage of pending, approved and anticipated applications for development;
- ☐ Historical trends, of at least the past 10 years, which shall include square footage authorized by certificates of occupancy issued;
- ☐ Demolition permits issued and projected for previously occupied non-residential space; and
- ☐ The worksheet for determining a higher non-residential growth projection provided by COAH.

☐ Yes, Page Number: \_\_\_\_\_

☐ No (incomplete)

☒ Not applicable (municipality accepts COAH's projections)

9. The plan addresses the municipality's :

- ☒ Rehabilitation share (from Appendix B);
- ☒ Prior round obligation (from Appendix C); and
- ☒ Projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.

☒ Yes, Page Number: 31    ☐ No (incomplete)

10. If applicable, the plan includes status of the municipality's application for plan endorsement from the State Planning Commission.

☒ Yes, Page Number: 36    ☐ No (incomplete)    ☐ Not Applicable

Petition date:    n/a    Endorsement date: \_\_\_\_\_

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<sup>1</sup> Information available through the U.S. Census Bureau at

[http://factfinder.census.gov/servlet/ACSSAFFHousing?sse=on&submenuId=housing\\_0](http://factfinder.census.gov/servlet/ACSSAFFHousing?sse=on&submenuId=housing_0)

<sup>2</sup> Information available through the U.S. Census Bureau at <http://factfinder.census.gov/home/saff/main.html>.

<sup>3</sup> Information available through the New Jersey Department of labor at

<http://www.wnjp.in.net/OneStopCareerCenter/LaborMarketInformation/lmi14/index.html>

## FAIR SHARE PLAN (N.J.A.C. 5:97-3)

Please provide a summary of the Fair Share Plan by filling out all requested information. Enter N/A where the information requested does not apply to the municipality. A fully completed application may serve as the actual Fair Share Plan. A brief narrative should be attached to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would fully describe, under a separate heading, any waivers that are being requested.

### Determining the 1987-2018 Fair Share Obligation

The following tables will assist you in determining your overall 1987-2018 fair share obligation. For each cycle of the affordable housing need and rehabilitation share, please use the “need” column to enter the number of units addressed in the municipal petition. Where the municipality has received and/or is proposing any adjustments to its rehabilitation share, prior round and/or growth share obligation, use the footnotes providing rule references and follow the procedures for determining the municipal need and/or for calculating any adjustments applicable to the municipality. Enter the affordable housing need as provided by COAH or that results from the adjustment under the “Need” column.

Line		<u>Need</u>
1	<input type="radio"/> Rehabilitation Share (From <u>N.J.A.C. 5:97 Appendix B</u> ) <b>OR</b>	<u>17</u>
2	<input type="radio"/> Optional Municipally Determined Rehabilitation Share (If a municipally determined rehabilitation share is being used, attach the survey results as an exhibit to this application and indicate that it is attached as Exhibit_____.)	_____
		<u>Need</u>
3	<input type="radio"/> Prior Round (1987-1999) Affordable Housing Obligation (From <u>N.J.A.C. 5:97 Appendix C</u> )	<u>38</u>
	<input type="radio"/> Prior Round Adjustments:	
	<input type="radio"/> 20% Cap Adjustment	_____
	<input type="radio"/> 1000 Unit Cap Adjustment	_____
4	Total Prior Round Adjustments	_____
5	<b>Adjusted Prior Round Obligation:</b> (Number in Appendix C <b>minus</b> Total Prior Round Adjustment(s))	_____
	<input type="radio"/> Prior Round Vacant Land Adjustment (Unmet Need)	<u>34</u>
6	Realistic Development Potential(RDP) <sup>1</sup>	<u>4</u>

<sup>1</sup> RDP = Adjusted Prior Round Obligation minus Vacant Land Adjustment

## Determining the Growth Share Obligation

All municipalities must complete the “COAH projections” table below. Only municipalities that anticipate higher projections or that are seeking a growth projection adjustment based on a demonstration that insufficient land capacity exists to accommodate COAH projections need complete the corresponding additional table. COAH has published three workbooks in Excel format to assist with preparing this analysis. All municipalities must complete Workbook A. Workbook B must be used when the municipality anticipates that its growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH and the municipality wants to plan accordingly. Workbook C must be used by municipalities seeking a downward adjustment to the COAH-generated growth projections based on an analysis of municipal land capacity. Workbooks may be found at the following web location:

[www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html](http://www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html).

The applicable workbook has been completed and is attach to this application as Exhibit See Fair Share Appendices.

Line      ○ ***Required 2004-2018 COAH Projections and Resulting Projected Growth Share***

Household Growth (From Appendix F)	<u>93</u>	Employment Growth (From Appendix F)	<u>220</u>
Household Growth After Exclusions (From Workbook A)	<u>38</u>	Employment Growth After Exclusions (From Workbook A)	<u>220</u>
Residential Obligation (From Workbook A)	<u>7.60</u>	Non-Residential Obligation (From Workbook A)	<u>13.75</u>

7      Total 2004-2018 Growth Share Obligation      21.00

○ ***Optional 2004-2018 Municipal Projections Resulting in Higher Projected Growth Share***

Household Growth After Exclusions (From Workbook B)	_____	Employment Growth After Exclusions (From Workbook B)	_____
Residential Obligation (From Workbook B)	_____	Non-Residential Obligation (From Workbook B)	_____

8      Total 2004-2018 Projected Growth Share Obligation      \_\_\_\_\_

○ ***Optional Municipal Adjustment to 2004-2018 Projections and Resulting Lower Projected Growth Share***

Household Growth After Exclusions (From Workbook C)	_____	Employment Growth After Exclusions (From Workbook C)	_____
Residential Obligation (From Workbook C)	_____	Non-Residential Obligation (From Workbook C)	_____

9      Total 2004-2018 Growth Share Obligation      \_\_\_\_\_

10      **Total Fair Share Obligation** (Line 1 or 2 + Line 5 or 6 + Line 7, 8 or 9)      42.00



## Summary of Plan for Total 1987-2018 Fair Share Obligation

(For each mechanism, provide a description in the Fair Share Plan narrative. In the table below, specify the number of completed or proposed units associated with each mechanism.)

	<u>Completed</u>	<u>Proposed</u>	<u>Total</u>
<b>Rehabilitation Share</b>			<u>17</u>
<i>Less: Rehabilitation Credits</i>	<u>0</u>		
Rehab Program(s)		<u>17</u>	<u>17</u>
<b>Remaining Rehabilitation Share</b>			<u>0</u>
<b>Prior Round (1987-1999 New Construction) Obligation</b>			<u>38</u>
<i>Less: Vacant Land Adjustment (If Applicable)</i> <i>(Enter unmet need as the adjustment amount. Unmet need = Prior round obligation minus RDP):</i>			
Unmet Need			<u>34</u>
RDP			<u>4</u>
<b>Mechanisms addressing Prior Round</b>			
Prior Cycle Credits (1980 to 1986)			
Credits without Controls			
Inclusionary Development/Redevelopment	<u>3</u>	<u>0</u>	<u>3</u>
100% Affordable Units	<u>1</u>	<u>0</u>	<u>1</u>
Accessory Apartments			
Market-to-Affordable			
Supportive & Special Needs			
Assisted Living			
RCA Units previously approved			
Other			
Prior Round Bonuses			
<b>Remaining Prior Round Obligation</b>			<u>0</u>
<b>Third Round Projected Growth Share Obligation</b>			<u>21</u>
<i>Less: Mechanisms addressing Growth Share</i>			
Inclusionary Zoning	<u>1</u>	<u>2</u>	<u>3</u>
Redevelopment			
100% Affordable Development	<u>2</u>	<u>0</u>	<u>2</u>
Accessory Apartments			
Market-to-Affordable Units	<u>0</u>	<u>7</u>	<u>7</u>
Supportive & Special Need Units	<u>0</u>	<u>6</u>	<u>6</u>
Assisted Living: post-1986 Units			
Other Credits			
Compliance Bonuses	<u>0</u>	<u>2</u>	<u>2</u>
Smart Growth Bonuses			
Redevelopment Bonuses			
Rental Bonuses	<u>0</u>	<u>3</u>	<u>3</u>
<b>Growth Share Total</b>	<u>3</u>	<u>20</u>	<u>23</u>
<b>Remaining (Obligation) or Surplus</b>			<u>2</u>

## PARAMETERS<sup>1</sup>

<b><u>Prior Round 1987-1999</u></b>			
RCA Maximum	_____	RCAs Included	0
Age-Restricted Maximum	5	Age-Restricted Units Included	1
Rental Minimum	1	Rental Units Included	1

<b><u>Growth Share 1999-2018</u></b>			
Age-Restricted Maximum	6	Age-Restricted Units Included	2
Rental Minimum	5	Rental Units Included	18
Family Minimum	9	Family Units Included	10
Very Low-Income Minimum <sup>2</sup>	2	Very Low-Income Units Included	2

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<sup>1</sup> Pursuant to the procedures in N.J.A.C. 5:97-3.10-3.12

<sup>2</sup> Pursuant to N.J.S.A. 52:27D-329.1, adopted on July 17, 2008, at least 13 percent of the housing units made available for occupancy by low-income and moderate income households must be reserved for occupancy by very low income households.

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## Summary of Built and Proposed Affordable Housing

Provide the information requested regarding the proposed program(s), project(s) and/or unit(s) in the Fair Share Plan. Use a separate line to specify any bonus associated with any program, project and/or unit in the Plan. As part of completeness review, all monitoring forms must be up-to-date (i.e. 2007 monitoring must have been submitted previously or included with this application) and all proposed options for addressing the affordable housing obligation must be accompanied by the applicable checklist(s) (found as appendices to this application). Enter whether a project is proposed or completed and attach the appropriate form or checklist for each mechanism as appendices to the plan. Please note that bonuses requested for the prior round must have been occupied after December 15, 1986 and after June 6, 1999 for the third round.

Please make sure that a corresponding mechanism checklist is submitted for each mechanism being employed to achieve compliance. Separate checklists for each mechanism are available on the COAH website at [www.nj.gov/dca/affiliates/coah/resources/checklists.html](http://www.nj.gov/dca/affiliates/coah/resources/checklists.html).

**Table 1. Projects and/or units addressing the Rehabilitation Share**

Project/Program Name	Proposed (use Checklists) or Completed (use <u>Rehabilitation Unit Survey Form</u> )	Rental, Owner Occupied or Both	Checklist or Form Appendix Location <sup>1</sup>
1. <u>C o u n t y   P r o g r a</u>	<u>Proposed</u>	<u>Both</u>	<u>Checklist</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____

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<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit Rehabilitation Unit Survey Forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

**Table 2. Programs, Projects and/or units addressing the Prior Round.**

<b>Project/Program Name</b>	<b>Mechanism or Bonus Type</b>	<b>Proposed (use checklists) or Completed (use Project/Unit Program Information Forms)</b>	<b>Units Addressing Obligation (Note with “BR” where Special Needs bedrooms apply)</b>	<b>Number Addressing Rental Obligation)</b>	<b>Number Subject to Age- Restricted Cap</b>	<b>Checklist or Form Appendix Location<sup>1</sup></b>
1. Martin Village	<u>Inclusionary Zoning</u>	<u>Completed</u>	<u>3</u>	<u>0</u>	<u>0</u>	_____
2. Herman E. Kapp	<u>Municipally Sponsor</u>	<u>Completed</u>	<u>1</u>	<u>0</u>	<u>1</u>	_____
3.	_____	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____	_____
5.	_____	_____	_____	_____	_____	_____
6.	_____	_____	_____	_____	_____	_____
7.	_____	_____	_____	_____	_____	_____
8.	_____	_____	_____	_____	_____	_____
9.	_____	_____	_____	_____	_____	_____
10.	_____	_____	_____	_____	_____	_____
11.	_____	_____	_____	_____	_____	_____
12.	_____	_____	_____	_____	_____	_____
13.	_____	_____	_____	_____	_____	_____
14.	_____	_____	_____	_____	_____	_____
15.	_____	_____	_____	_____	_____	_____
<b>Subtotal from any additional pages used</b>				_____		
<b>Total units (proposed and completed)</b>				<u>4</u>		
Total rental				<u>1</u>		
Total age-restricted				<u>1</u>		
Total very-low				<u>Unknown</u>		
Total bonuses				<u>0</u>		

**Please add additional sheets as necessary.**

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter “on file” in this column.

**Table 3. Programs, Projects and/or Units Addressing the Third Round.**

Project Name	Mechanism or Bonus Type	Proposed (use checklist(s)) or Completed (use Project/Unit Program Information Form)	Units Addressing Obligation (Note with “BR” where Special Needs bedrooms apply)	Units Addressing Rental Obligation	Units Addressing Family Obligation	Units Subject to Age- restricted Cap	Checklist or Form Appendix Location¹
16. Martin Village	Site Specific Zoning	<u>Completed</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>C T M</u>
17. Anderson House	Special Needs	<u>Proposed</u>	<u>6</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>Monitoring Form</u>
18. Herman E. Kapp	Municipally Sponsored	<u>Completed</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>2</u>	<u>C T M</u>
19. Flemington Electric	Growth Share Zoning	<u>Proposed</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>Monitoring Form</u>
20. Flemington Electric	Compliance Bonus	<u>Proposed</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>n / a</u>
21. Luster / Dodger Blue	Growth Share Zoning	<u>Proposed</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>Monitoring Form</u>
22. Luster / Dodger Blue	Compliance Bonus	<u>Proposed</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>n / a</u>
23. Market To Affordable	Market to Affordable	<u>Proposed</u>	<u>7</u>	<u>2</u>	<u>7</u>	<u>0</u>	<u>Monitoring Form</u>
24. Market To Affordable	Rental Bonus	<u>Proposed</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>          </u>
25.		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
26.		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
27.		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
28.		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
29.		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
30.		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Subtotal from any additional pages used		<u>0</u>	Total units (proposed and completed)			<u>18</u>	
Total family units		<u>          </u>	Total rental units			<u>18</u>	
Total age-restricted units		<u>          </u>	Total family rental units			<u>10</u>	
Total Supportive/Special Needs units		<u>          </u>	Total very-low units			<u>18</u>	
Total Special Needs bedrooms		<u>          </u>	Total bonuses			<u>5</u>	
			Total Credits			<u>23</u>	
Please add additional sheets as necessary.							

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter “on file” in this column.

**Please answer the following questions necessary for completeness review regarding the municipality's draft and/or adopted implementing ordinances.**

## AFFORDABLE HOUSING TRUST FUND (N.J.A.C. 5:97-8)

1. Does the municipality have an affordable housing trust fund account? (**Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a fully executed escrow agreement will forfeit the ability to retain development fees.**)
- ☒ Yes, Bank Name TD Bank
- (Choose account type)      ☒ Separate interest-bearing account
- ☐ State of New Jersey cash management fund
- ☐ No (**Skip to the Affordable Housing Ordinance section**)
2. Has an escrow agreement been executed?      ☒ Yes      ☐ No  
**(If no, petition is incomplete. Submit an executed escrow agreement.)**
3. Is all trust fund monitoring up-to-date as of December 31, 2007?      ☒ Yes      ☐ No  
**(If no, petition is incomplete. Submit an updated trust fund monitoring report.)**

## DEVELOPMENT FEE ORDINANCES (N.J.A.C. 5:97-8.3)

1. Does the Fair Share Plan include a proposed or adopted development fee ordinance? (**Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a development fee ordinance will forfeit the ability to retain non-residential development fees**)
- ☒ Yes,
- ☒ Adopted **OR** ☐ Proposed
- ☐ No **Skip to the next category; Payments-in-Lieu**
2. If adopted, specify date of COAH/Court approval here: June 5, 2008
- Have there been any amendments to the ordinance since COAH or the Court approved the ordinance?
- ☒ Yes, Ordinance Number. 2008-13 Adopted on <sup>1</sup>July 28, 2008
- ☐ No (**Skip to the next category; Payments-in-Lieu**)
- If yes, is the amended ordinance included with your petition?
- ☒ Yes
- ☐ No, (**Petition is incomplete. Submit ordinance with governing body resolution requesting COAH approval of amended ordinance**)

3. Does the ordinance follow the ordinance model **updated September 2008** and available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)? If yes, skip to question 5.

☒ Yes      ☐ No

4. If the answer to 3. above is no, indicate that the necessary items below are addressed before submitting the Development Fee ordinance to COAH:

**Information and Documentation**

The ordinance imposes a residential development fee of \_\_\_\_% and a Non-residential fee of 2.5 %

- ☐ A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(c) and (d);
- ☐ A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e)
- ☐ A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(c) and (d)
- ☐ A description of collection procedures per N.J.A.C. 5:97-8.3(f)
- ☐ A description of development fee appeals per N.J.A.C. 5:97-8.3(g)
- ☐ A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h)
- ☐ If part of a court settlement, submit court ordered judgment of compliance, implementation ordinances, information regarding period of time encompassed by the judgment of compliance and a request for review by the court

5. Does the ordinance include an affordability assistance provision per N.J.A.C. 5:97-8.8 (**Note: must be at least 30 percent of all development fees plus interest**)?

☒ Yes (Specify actual or anticipated amount) \$164202

☐ No **Submit an amended ordinance with provisions for affordability assistance along with a governing body resolution requesting COAH approval of the amended ordinance.)**

- If yes, what kind of assistance is offered?

See spending plan.

- Has an affordability assistance program manual been submitted?      ☐ Yes      ☒ No

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<sup>1</sup> Any amendment to a previously approved and adopted development fee ordinance must be submitted to COAH along with a resolution requesting COAH's review and approval of the amendment prior to the adoption of said amendment by the municipality.

**PAYMENTS-IN-LIEU OF CONSTRUCTING AFFORDABLE UNITS ON  
SITE (N.J.A.C. 5:97-8.4)**

1. Does the Fair Share Plan include an inclusionary zoning ordinance that provides for payments-in-lieu as an option to the on-site construction of affordable housing?  
☐ Yes ☒ No (**Skip to the next category; Barrier Free Escrow**)
2. Does the plan identify an alternate site and/or project for the payment-in-lieu funds? (**Optional**)  
☐ Yes (**attach applicable checklist**)  
☐ No (identify possible mechanisms on which payment in lieu will be expended in narrative section of plan.)
3. Does the ordinance include minimum criteria to be met before the payments-in-lieu becomes an available option for developers? (**Optional**)  
☐ Yes (indicate ordinance section) \_\_\_\_\_  
☐ No

**BARRIER FREE ESCROW/OTHER FUNDS (N.J.A.C. 5:97-8.5/8.6)**

1. Has the municipality collected or does it anticipate collecting fees to adapt affordable unit entrances to be accessible in accordance with the Barrier Free Subcode, N.J.A.C. 5:23-7?  
☐ Yes ☒ No
2. Does the municipality anticipate collecting any other funds for affordable housing activities?  
☐ Yes (specify funding source and amount) \_\_\_\_\_  
☒ No



### **SPENDING PLANS (N.J.A.C. 5:97-8.10)**

1. Does the petition include a Spending Plan? (**Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a Spending Plan will forfeit the ability to retain development fees.**)  
☒ Yes      ☐ No
2. Does the Spending Plan follow the Spending Plan model **updated October 2008** and available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)? If yes, skip to next section - Affordable Housing Ordinance.  
☒ Yes      ☐ No
3. If the answer to 1. above is no, indicate that the necessary items below are addressed before submitting the spending plan to COAH:

#### **Information and Documentation**

- ☐ A projection of revenues anticipated from imposing fees on development, based on actual proposed and approved developments and historical development activity;
- ☐ A projection of revenues anticipated from other sources (specify source(s) and amount(s));
- ☐ A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
- ☐ A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7;
- ☐ A schedule for the expenditure of all affordable housing trust funds;
- ☐ A schedule for the creation or rehabilitation of housing units;
- ☐ If the municipality envisions being responsible for public sector or non-profit construction of housing, a detailed pro-forma statement of the anticipated costs and revenues associated with the development, consistent with standards required by HMFA or the DCA Division of Housing in its review of funding applications;
- ☐ If the municipality maintains an existing affordable housing trust fund, a plan to spend the remaining balance as of the date of its third round petition within four years of the date of petition;
- ☐ The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan;
- ☐ A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation; and
- ☐ If not part of the petition, a resolution of the governing body requesting COAH review and approval of spending plan or an amendment to an approved spending plan.

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## AFFORDABLE HOUSING ORDINANCE (N.J.A.C. 5:80-26.1 et seq.)

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1. Does the Fair Share Plan include an Affordable Housing Ordinance?  
☒ Yes      ☐ No
2. Does the ordinance follow the ordinance model available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)?      ☐ Yes      ☒ No
3. If the answer to 1. or 2. above is no, indicate that the required items below are addressed before submitting to COAH. If the required items are addressed in ordinances other than an Affordable Housing Ordinance, please explain in a narrative section of the Fair Share Plan.

### **Required Information and Documentation**

- ☒ Affordability controls
- ☒ Bedroom distribution
- ☒ Low/moderate-income split and bedroom distribution
- ☒ Accessible townhouse units
- ☒ Sale and rental pricing
- ☒ Municipal Housing Liaison
- ☒ Administrative Agent
- ☒ Reference to the Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

### **AFFORDABLE HOUSING ADMINISTRATION (As Applicable)**

Items that must be submitted with the petition:

- ☐ Governing body resolution designating a municipal housing liaison (COAH must approve)      *Previously submitted*

Items that must be submitted prior to COAH's grant of Substantive Certification:

- ☐ Operating manual for rehabilitation program
- ☐ Operating manual for affordability assistance
- ☐ Operating manual for an Accessory Apartment program
- ☐ Operating manual for a Market-to-Affordable program
- ☐ COAH approved administrative agent if municipal wide

Items that must be submitted prior to any time prior to marketing completed units:

- ☐ COAH approved administrative agent(s) is project specific
- ☐ Operating manual for sale units
- ☐ Operating manual for rental units
- ☐ Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

## CERTIFICATION

I, Elizabeth McManus, have prepared this petition application for substantive certification on behalf of Flemington Borough. I certify that the information submitted in this petition is complete, true and accurate to the best of my knowledge. I understand that knowingly falsifying the information contained herein may result in the denial and/or revocation of the municipality's substantive certification.

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Signature of Preparer (affix seal if applicable)

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Date

Planning Consultant

Title

N.J.S.A. 2C:21-3, which applies to the certifications, declares it to be a disorderly person offense to knowingly make a false statement or give false information as part of a public record.

## **Narrative Section**

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## **SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)**

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(Submit separate checklist for each site or project)

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### **General Description**

Municipality/County: Flemington Borough, Hunterdon County

Project or Program Name: Anderson House

Date facility will be constructed or placed into service: 2004

Type of facility: Supportive Shared Housing

For group homes, residential health care facilities and supportive shared housing:

Affordable bedrooms proposed: 6 Age-restricted affordable bedrooms: \_\_\_\_\_

For permanent supportive housing:

Affordable units proposed: \_\_\_\_\_ Age-restricted affordable units: \_\_\_\_\_

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date development approvals granted: \_\_\_\_\_

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### **Information and Documentation Required with Petition or in Accordance with an**

#### **Implementation Schedule**

**Is the municipality providing an implementation schedule for this project/program.**

☐ Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.

☒ No. Continue with this checklist.

- ☒ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)
- ☒ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

**A general description of the site, including:**

- ☒ Name and address of owner
- ☒ Name and address of developer
- ☒ Subject property street location
- ☒ Subject property block(s) and lot(s)
- ☒ Subject property total acreage
- ☒ Indicate if urban center or workforce housing census tract  
*The site is not in an urban center or workforce housing census tract*
- ☐ Description of previous zoning *n/a – facility in place and no change of zoning necessary*
- ☐ Current zoning and date current zoning was adopted *n/a – facility in place and no change of zoning necessary*
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:** *N/A – facility approved and in place*

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site

- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ Pro-forma statement for the project
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule and timetable for each step in the development process
- ☐ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall

**Information and Documentation Required Prior to Marketing the Completed Units or Facility**

- ☐ For units not exempt from UHAC, an affirmative marketing plan in accordance with N.J.A.C. 5:97-6.10(c)
- ☒ If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency (including validation of the number of bedrooms or units in which low- or moderate-income occupants reside)

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**SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)**

**IMPLEMENTATION SCHEDULE**

*N/A facility approved and occupied*

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The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Development schedule, including, but not limited to, the following:**

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
----------------------------	---------------------------	----------------------------------	---

Site Acquisition			
RFP Process			
Developer Selection			
Executed Agreement with provider, sponsor or developer			
Development Approvals			
Contractor Selection			
Building Permits			
Construction			
Occupancy			

### **Supportive/Special Needs Narrative Section**

See Housing Element and Fair Share Plan.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.



## PROJECT / PROGRAM INFORMATION FORM

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey will be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

### PART A – PROJECT HEADER

Municipality: Flemington Borough County: Hunterdon

Project or Program Name: Anderson House

**Project Status** (circle current status and enter date of action for that status)

Status Date

Proposed/Zoned

\_\_\_\_\_

Preliminary Approval

\_\_\_\_\_

Final Approval

\_\_\_\_\_

Affordable Units under Construction

\_\_\_\_\_

Completed (all affordable certificates of occupancy (C.O.) issued)

10/2004

Deleted from Plan

(date approved by COAH) \_\_\_\_\_ )

\_\_\_\_\_

**Mechanisms - Project / Program Type** (circle one)

Assisted Living Facility

Alternative Living Arrangement

Accessory Apartment

Market to Affordable

Credits without Controls

ECHO

100 Percent Affordable

Inclusionary

Rehabilitation

Redevelopment

**If an Inclusionary project, identify subtype** (circle all that apply)

Units constructed on-site

Units constructed off-site

Combination

Contributory

Growth Share Ordinance

**If an Alternative Living Arrangement project, identify subtype** (circle one)

Transitional Facility for the Homeless

Residential Health Care Facility

Congregate Living Facility

Group Home

Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

Permanent Supportive Housing (unit credit)

Supportive Shared Living Housing (bedroom credit)

**PART B – PROJECT DETAIL (Complete all applicable sections)**

**COAH Rules that apply to project:** Round 1 Round 2 Round 3

**Project Address:** 96 Broad Street

**Project Block/Lot/Qualifier** (list all) 39 / 1

**Project Acreage:** .46 **Density:** 2.17 du/ac **Set Aside:** 100

**Project Sponsor:** (circle one) Municipally Developed Nonprofit Developed Private Developer

**Project Sponsor name:** Anderson House

**Project Developer name:** \_ Anderson House

**Planning Area** (circle all that apply)

1 2 3 Center 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

**Credit Type**

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

**Credit Sub-Type** (if applicable)

Addressing Unmet Need Extension of Controls

**Construction Type** (circle one) New (includes reconstruction and conversions) Rehabilitation

**Flags** (circle all that apply) 3.1 Phased Durational Adjustment Conversion Court Project

Density Increase Granted Mediated Project Overlay Zone Result of Growth Share Ordinance

High Poverty Census Tract Off-Site Partnership Project RCA Receiving Project

Reconstruction Part of Redevelopment Plan

**Project Waiver granted** yes no **Round waiver was granted** R1 R2 R3

**Type of Waiver** \_\_\_\_\_

**Number of market units proposed** 0 **Number of market units completed** \_\_\_\_\_

**Number of market units with certificates of occupancy issued after 1/1/2004** \_\_\_\_\_

**Number of affordable units under construction** 0

**Condo Fee percentage** (if applicable) \_\_\_\_\_

**Affordability Average Percentage** <sup>1</sup> n/a – special needs

<sup>1</sup> “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

**For Contributory or Combination Sites**

Total payment in lieu of building affordable units on site \_\_\_\_\_

Number of affordable units created with payment \_\_\_\_\_

**Municipal or RCA funds committed to project** \_\_\_\_\_**Municipal or RCA funds expended** \_\_\_\_\_**Funding Sources** (circle all that apply)

County HOME   County Rehab Funds   CDBG   Federal Home Loan Bank   HODAG   HUD   HUD 202

HUD 236   HUD 811   HUD HOPE VI   HUD HOME   McKinney Funds   Fannie Mae Multi-Family

UDAG   UHORP   USDA-FHA Rural Development   USDA-FHA - Section 515   Development Fees

Municipal Bond   Municipal Funds   Payment in Lieu   Private Financing   RCA   Capital Funding

Balanced Housing   Balanced Housing – Home Express   DCA – Low Income House Tax Credit   NPP

DCA Shelter Support Services   DDD   DHSS   DHHS   HMFA Low Income House Tax Credit

HMFA   HMFA HOME   MONI   Section 8   Small Cities   Other \_\_\_\_\_

**Effective date of affordability controls** \_\_\_\_\_**Length of Affordability Controls** (in years) \_\_\_\_\_ or Perpetual**Administrative Agent**                      Anderson House**For Redevelopment Projects**

Does this project require deed restricted units to be removed?                      Yes                      No

If Yes

# of deed restricted units removed \_\_\_\_\_

# of moderate income units removed \_\_\_\_\_

# of low income units                      removed \_\_\_\_\_

# of very low income units removed \_\_\_\_\_

# of rental units removed \_\_\_\_\_

# of for-sale units removed \_\_\_\_\_

# of one-bedroom units removed \_\_\_\_\_

# of two-bedroom units removed \_\_\_\_\_

# of three-bedroom units removed \_\_\_\_\_

## PART C – COUNTS

### Affordable Unit Counts

Total non-age-restricted 6    Sales \_\_\_\_\_    Rentals 6    Total age-restricted \_\_\_\_\_    Sales \_\_\_\_\_    Rentals \_\_\_\_\_

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

*n/a – special needs*

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income <sup>2</sup>	_____	_____
35% of median income <sup>3</sup>	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	_____	_____

Note:    30% = less than or equal to 30 percent of median income  
          35% = greater than 30 percent and less than or equal to 35 percent of median income  
          50% = greater than 35 percent and less than or equal to 50 percent of median income  
          80% = greater than 50 percent and less than 80 percent of median income

### Bedroom Distribution of Affordable Units    *n/a – special needs*

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

### Completed Units

Number of affordable units completed in this project    6

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls    0

<sup>2</sup> Pursuant to N.J.A.C. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

<sup>3</sup> Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

**PART D - (completed by Sending Municipality)**

For **Approved** Regional Contribution Agreements (RCA)

Sending Municipality	_____	County	_____
RCA Receiving Municipality	_____	County	_____
COAH approval date	_____		
Number of units transferred	_____	Cost per unit	_____
Total transfer amount	_____	Amount transferred to date	_____

For Partnership Program

Sending Municipality	_____	County	_____
Partnership Receiving Municipality	_____	County	_____
Name of Project	_____		
Credits for Sending Municipality	_____		
Total transfer amount	_____	Amount transferred to date	_____

Summary of Sending Municipality’s contractual agreement with Partnership Receiving Municipality

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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## ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

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(Submit separate checklist for each site or zone)

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### General Description

Municipality/County: Flemington Borough

Project Name/Zoning Designation: Flemington Electric

Block(s) and Lot(s): 38 / 1 and 29 / 6

Total acreage: .34

Proposed density (units/gross acre): 32

Affordable Units Proposed: 1

Family: 1

Sale: \_\_\_\_\_

Rental: 1

Very low-income units: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Age-Restricted: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Market-Rate Units Anticipated: 10

Non-Residential Development Anticipated (in square feet), if applicable: 500

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☐ No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: 1

Date inclusionary zoning adopted: 2005

Date development approvals granted: 3/28/2006

### **Information and Documentation Required with Petition**

- ☒ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☐ in lieu of submitting forms.)
- ☒ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☒ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

#### **If payments in lieu of on-site construction of the affordable units is an option, submit:**

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

#### **A general description of the site or zone, including:**

- ☒ Name and address of owner
- ☒ Name and address of developer(s)
- ☒ Subject property street location
- ☒ Indicate if urban center or workforce housing census tract  
*The site is not in an urban center or workforce housing census tract.*
- ☐ Previous zoning designation and date previous zoning was adopted
- ☐ Current zoning and date current zoning was adopted
- ☐ Description of any changes to bulk standards intended to accommodate the proposed densities  
*N/A project approved*
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

#### **A description of the suitability of the site, including:**

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

#### **A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☒ Wetlands and buffers

- ☒ Steep slopes
- ☒ Flood plain areas
- ☒ Stream classification and buffers
- ☒ Critical environmental site
- ☒ Historic or architecturally important site/district
- ☒ Contaminated site(s); proposed or designated brownfield site
- ☒ Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- ☒ Number, tenure and type of units
- ☒ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

**Information and Documentation Required Prior to Marketing the Completed Units**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18 *Borough Admin. Agent*
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

**Zoning Narrative Section**

See Housing Element and Fair Share Plan.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.



## PROJECT / PROGRAM INFORMATION FORM

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey will be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

### PART A – PROJECT HEADER

Municipality: Flemington Borough County: Hunterdon

Project or Program Name: Flemington Electric

**Project Status** (circle current status and enter date of action for that status)

Status Date

Proposed/Zoned

Preliminary Approval

Final Approval

03/28/2006

Affordable Units under Construction

Completed (all affordable certificates of occupancy (C.O.) issued)

June 21, 2007

Deleted from Plan

(date approved by COAH) \_\_\_\_\_ )

**Mechanisms - Project / Program Type** (circle one)

Assisted Living Facility

Alternative Living Arrangement

Accessory Apartment

Market to Affordable

Credits without Controls

ECHO

100 Percent Affordable

Inclusionary

Rehabilitation

Redevelopment

**If an Inclusionary project, identify subtype** (circle all that apply)

Units constructed on-site

Units constructed off-site

Combination

Contributory

Growth Share Ordinance

**If an Alternative Living Arrangement project, identify subtype** (circle one)

Transitional Facility for the Homeless

Residential Health Care Facility

Congregate Living Facility

Group Home

Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

Permanent Supportive Housing (unit credit)

Supportive Shared Living Housing (bedroom credit)

**PART B – PROJECT DETAIL (Complete all applicable sections)**

**COAH Rules that apply to project:** Round 1 Round 2 Round 3

**Project Address:** 130 Main Street

**Project Block/Lot/Qualifier** (list all) Block 29, Lot 6 and Block 38, Lot 1

**Project Acreage:** .34 **Density:** 32 du/ac **Set Aside:** 10%

**Project Sponsor:** (circle one) Municipally Developed Nonprofit Developed Private Developer

**Project Sponsor name:** Luster / Dodger Blue

**Project Developer name:** Luster / Dodger Blue

**Planning Area** (circle all that apply)

1 2 3 Center 4 4B 5 5B  
Highland Preservation Highlands Planning Area Pinelands Meadowlands  
CAFRA Category 1 Watershed

**Credit Type**

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

**Credit Sub-Type** (if applicable)

Addressing Unmet Need Extension of Controls

**Construction Type** (circle one) New (includes reconstruction and conversions) Rehabilitation

**Flags** (circle all that apply) 3.1 Phased Durational Adjustment Conversion Court Project

Density Increase Granted Mediated Project Overlay Zone Result of Growth Share Ordinance  
High Poverty Census Tract Off-Site Partnership Project RCA Receiving Project  
Reconstruction Part of Redevelopment Plan

**Project Waiver granted** yes no **Round waiver was granted** R1 R2 R3

**Type of Waiver** \_\_\_\_\_

**Number of market units proposed** 9 **Number of market units completed** 9

**Number of market units with certificates of occupancy issued after 1/1/2004** 9

**Number of affordable units under construction** 0

**Condo Fee percentage** (if applicable) \_\_\_\_\_

**Affordability Average Percentage** <sup>1</sup>

<sup>1</sup> “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

**For Contributory or Combination Sites**

Total payment in lieu of building affordable units on site \_\_\_\_\_

Number of affordable units created with payment \_\_\_\_\_

**Municipal or RCA funds committed to project** \_\_\_\_\_**Municipal or RCA funds expended** \_\_\_\_\_**Funding Sources** (circle all that apply)

County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202

HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family

UDAG UHROP USDA-FHA Rural Development ~~USDA-FHA Section 515~~ Development FeesMunicipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding

Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP

DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit

HMFA HMFA HOME MONI Section 8 Small Cities Other \_\_\_\_\_

**Effective date of affordability controls** June 21, 2007**Length of Affordability Controls** (in years) 30 or Perpetual**Administrative Agent** NORWESCAP (Borough administrator)**For Redevelopment Projects**

Does this project require deed restricted units to be removed? Yes No

If Yes

# of deed restricted units removed \_\_\_\_\_

# of moderate income units removed \_\_\_\_\_

# of low income units removed \_\_\_\_\_

# of very low income units removed \_\_\_\_\_

# of rental units removed \_\_\_\_\_

# of for-sale units removed \_\_\_\_\_

# of one-bedroom units removed \_\_\_\_\_

# of two-bedroom units removed \_\_\_\_\_

# of three-bedroom units removed \_\_\_\_\_

## PART C – COUNTS

### Affordable Unit Counts

Total non-age-restricted 1    Sales \_\_\_\_\_ Rentals 1    Total age-restricted \_\_\_\_\_ Sales \_\_\_\_\_ Rentals \_\_\_\_\_

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

*To be determined*

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income <sup>2</sup>	_____	_____
35% of median income <sup>3</sup>	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	___1___	_____

Note:    30% = less than or equal to 30 percent of median income  
          35% = greater than 30 percent and less than or equal to 35 percent of median income  
          50% = greater than 35 percent and less than or equal to 50 percent of median income  
          80% = greater than 50 percent and less than 80 percent of median income

### Bedroom Distribution of Affordable Units

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	1	3 bedroom mod	_____

### Completed Units

Number of affordable units completed in this project    1

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls    0

<sup>2</sup> Pursuant to N.J.A.C. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

<sup>3</sup> Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

**PART D - (completed by Sending Municipality)**

For **Approved** Regional Contribution Agreements (RCA)

Sending Municipality	_____	County	_____
RCA Receiving Municipality	_____	County	_____
COAH approval date	_____		
Number of units transferred	_____	Cost per unit	_____
Total transfer amount	_____	Amount transferred to date	_____

For Partnership Program

Sending Municipality	_____	County	_____
Partnership Receiving Municipality	_____	County	_____
Name of Project	_____		
Credits for Sending Municipality	_____		
Total transfer amount	_____	Amount transferred to date	_____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

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## ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

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(Submit separate checklist for each site or zone)

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### General Description

Municipality/County: Flemington Borough

Project Name/Zoning Designation: Luster / Dodger Blue

Block(s) and Lot(s): 18 / 5

Total acreage: .29

Proposed density (units/gross acre): 34

Affordable Units Proposed: 1

Family: 1

Sale: \_\_\_\_\_

Rental: 1

Very low-income units: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Age-Restricted: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Market-Rate Units Anticipated: 2

Non-Residential Development Anticipated (in square feet), if applicable: 1000

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☐ No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: 1

Date inclusionary zoning adopted: 2005

Date development approvals granted: 11/28/2007

### **Information and Documentation Required with Petition**

- ☒ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☐ in lieu of submitting forms.)
- ☒ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☒ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

**If payments in lieu of on-site construction of the affordable units is an option, submit:**

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

**A general description of the site or zone, including:**

- ☒ Name and address of owner
- ☒ Name and address of developer(s)
- ☒ Subject property street location
- ☒ Indicate if urban center or workforce housing census tract  
*The site is not in an urban center or workforce housing census tract.*
- ☐ Previous zoning designation and date previous zoning was adopted
- ☐ Current zoning and date current zoning was adopted
- ☐ Description of any changes to bulk standards intended to accommodate the proposed densities  
*N/A project approved*
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☒ Wetlands and buffers

- ☒ Steep slopes
- ☒ Flood plain areas
- ☒ Stream classification and buffers
- ☒ Critical environmental site
- ☒ Historic or architecturally important site/district
- ☒ Contaminated site(s); proposed or designated brownfield site
- ☒ Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- ☒ Number, tenure and type of units
- ☒ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

**Information and Documentation Required Prior to Marketing the Completed Units**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18 *Borough administrative agent*
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

**Zoning Narrative Section**

See Housing Element and Fair Share Plan.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.



## PROJECT / PROGRAM INFORMATION FORM

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey will be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

### PART A – PROJECT HEADER

Municipality: Flemington Borough County: Hunterdon

Project or Program Name: Luster / Dodger Blue

**Project Status** (circle current status and enter date of action for that status)

Status Date

Proposed/Zoned

Preliminary Approval

Final Approval

Affordable Units under Construction

Completed (all affordable certificates of occupancy (C.O.) issued)

Deleted from Plan

(date approved by COAH) \_\_\_\_\_ )

\_\_\_\_\_

11/28/2007

\_\_\_\_\_

\_\_\_\_\_

**Mechanisms - Project / Program Type** (circle one)

Assisted Living Facility

Alternative Living Arrangement

Accessory Apartment

Market to Affordable

Credits without Controls

ECHO

100 Percent Affordable

Inclusionary

Rehabilitation

Redevelopment

**If an Inclusionary project, identify subtype** (circle all that apply)

Units constructed on-site

Units constructed off-site

Combination

Contributory

Growth Share Ordinance

**If an Alternative Living Arrangement project, identify subtype** (circle one)

Transitional Facility for the Homeless

Residential Health Care Facility

Congregate Living Facility

Group Home

Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

Permanent Supportive Housing (unit credit)

Supportive Shared Living Housing (bedroom credit)

**PART B – PROJECT DETAIL (Complete all applicable sections)**

**COAH Rules that apply to project:** Round 1 Round 2 Round 3

**Project Address:** 112-116 Main Street

**Project Block/Lot/Qualifier** (list all) Block 18 Lot 5

**Project Acreage:** .29 **Density:** 34 du/ac **Set Aside:** 10%

**Project Sponsor:** (circle one) Municipally Developed Nonprofit Developed Private Developer

**Project Sponsor name:**

**Project Developer name:**

**Planning Area** (circle all that apply)

1 2 3 Center 4 4B 5 5B  
Highland Preservation Highlands Planning Area Pinelands Meadowlands  
CAFRA Category 1 Watershed

**Credit Type**

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

**Credit Sub-Type** (if applicable)

Addressing Unmet Need Extension of Controls

**Construction Type** (circle one) New (includes reconstruction and conversions) Rehabilitation

**Flags** (circle all that apply) 3.1 Phased Durational Adjustment Conversion Court Project

Density Increase Granted Mediated Project Overlay Zone Result of Growth Share Ordinance  
High Poverty Census Tract Off-Site Partnership Project RCA Receiving Project  
Reconstruction Part of Redevelopment Plan

**Project Waiver granted** yes no **Round waiver was granted** R1 R2 R3

**Type of Waiver** \_\_\_\_\_

**Number of market units proposed** 9 **Number of market units completed** 9

**Number of market units with certificates of occupancy issued after 1/1/2004** 9

**Number of affordable units under construction** 0

**Condo Fee percentage** (if applicable) \_\_\_\_\_

**Affordability Average Percentage** <sup>1</sup> low

<sup>1</sup> “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

**For Contributory or Combination Sites**

Total payment in lieu of building affordable units on site \_\_\_\_\_

Number of affordable units created with payment \_\_\_\_\_

**Municipal or RCA funds committed to project** \_\_\_\_\_**Municipal or RCA funds expended** \_\_\_\_\_**Funding Sources** (circle all that apply)

County HOME   County Rehab Funds   CDBG   Federal Home Loan Bank   HODAG   HUD   HUD 202

HUD 236   HUD 811   HUD HOPE VI   HUD HOME   McKinney Funds   Fannie Mae Multi-Family

UDAG   UHOPR   USDA-FHA Rural Development   ~~USDA-FHA – Section 515~~   Development FeesMunicipal Bond   Municipal Funds   Payment in Lieu   Private Financing   RCA   Capital Funding

Balanced Housing   Balanced Housing – Home Express   DCA – Low Income House Tax Credit   NPP

DCA Shelter Support Services   DDD   DHSS   DHHS   HMFA Low Income House Tax Credit

HMFA   HMFA HOME   MONI   Section 8   Small Cities   Other \_\_\_\_\_

**Effective date of affordability controls****Length of Affordability Controls** (in years)   30   or Perpetual**Administrative Agent**   NORWESCAP (Borough administrator)**For Redevelopment Projects**

Does this project require deed restricted units to be removed?   Yes   No

If Yes

# of deed restricted units removed \_\_\_\_\_

# of moderate income units removed \_\_\_\_\_

# of low income units   removed   \_\_\_\_\_

# of very low income units removed \_\_\_\_\_

# of rental units removed \_\_\_\_\_

# of for-sale units removed \_\_\_\_\_

# of one-bedroom units removed \_\_\_\_\_

# of two-bedroom units removed \_\_\_\_\_

# of three-bedroom units removed \_\_\_\_\_

## PART C – COUNTS

### Affordable Unit Counts

Total non-age-restricted 1    Sales \_\_\_\_\_ Rentals 1            Total age-restricted \_\_\_\_\_ Sales \_\_\_\_\_ Rentals \_\_\_\_\_

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

*To be determined*

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income <sup>2</sup>	_____	_____
35% of median income <sup>3</sup>	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	_____	_____

Note:    30% = less than or equal to 30 percent of median income  
          35% = greater than 30 percent and less than or equal to 35 percent of median income  
          50% = greater than 35 percent and less than or equal to 50 percent of median income  
          80% = greater than 50 percent and less than 80 percent of median income

### Bedroom Distribution of Affordable Units

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

### Completed Units

Number of affordable units completed in this project    0

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls    0

<sup>2</sup> Pursuant to N.J.A.C. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

<sup>3</sup> Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

**PART D - (completed by Sending Municipality)**

**For Approved Regional Contribution Agreements (RCA)**

Sending Municipality	_____	County	_____
RCA Receiving Municipality	_____	County	_____
COAH approval date	_____		
Number of units transferred	_____	Cost per unit	_____
Total transfer amount	_____	Amount transferred to date	_____

**For Partnership Program**

Sending Municipality	_____	County	_____
Partnership Receiving Municipality	_____	County	_____
Name of Project	_____		
Credits for Sending Municipality	_____		
Total transfer amount	_____	Amount transferred to date	_____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

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## MARKET TO AFFORDABLE PROGRAM (N.J.A.C. 5:97-6.9)

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### General Description

Municipality/County: Flemington Borough, Hunterdon County

Affordable Units Proposed: 7

Family Rentals: 7

Low-Income: 4

Moderate-Income: 3

Age-Restricted Rentals: 0

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Family For-Sale: \_\_\_\_\_

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Age-Restricted For-Sale: \_\_\_\_\_

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Average expenditure:

For each low-income unit: \$ 30,000

For each moderate-income unit: \$ 25,000

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 3

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

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### Information and Documentation Required with Petition

☒ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

- ☒ Demonstration that there are sufficient market-rate units within the municipality on the multiple listing service for a viable program
- ☒ Estimate of the amount required to subsidize typical for-sale and/or rental units including any anticipated rehabilitation costs
- ☒ Documentation of funding sources
- ☒ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☒ Spending plan including the details to implement this program

### **Information and Documentation Required Prior to Substantive Certification**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ Affirmative Marketing Plan in accordance with UHAC

### **Market to Affordable Narrative Section**

See Housing Element and Fair Share Plan.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

## PROJECT / PROGRAM INFORMATION FORM

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey will be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

### PART A – PROJECT HEADER

Municipality: Flemington Borough County: Hunterdon

Project or Program Name: Market to Affordable

**Project Status** (circle current status and enter date of action for that status)

Status Date

Proposed/Zoned

12/ 2008

Preliminary Approval

\_\_\_\_\_

Final Approval

\_\_\_\_\_

Affordable Units under Construction

\_\_\_\_\_

Completed (all affordable certificates of occupancy (C.O.) issued)

\_\_\_\_\_

Deleted from Plan

(date approved by COAH) \_\_\_\_\_ )

\_\_\_\_\_

**Mechanisms - Project / Program Type** (circle one)

Assisted Living Facility

Alternative Living Arrangement

Accessory Apartment

Market to Affordable

Credits without Controls

ECHO

100 Percent Affordable

Inclusionary

Rehabilitation

Redevelopment

**If an Inclusionary project, identify subtype** (circle all that apply)

Units constructed on-site

Units constructed off-site

Combination

Contributory

Growth Share Ordinance

**If an Alternative Living Arrangement project, identify subtype** (circle one)

Transitional Facility for the Homeless

Residential Health Care Facility

Congregate Living Facility

Group Home

Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

Permanent Supportive Housing (unit credit)

Supportive Shared Living Housing (bedroom credit)



**PART B – PROJECT DETAIL (Complete all applicable sections)**

**COAH Rules that apply to project:** Round 1 Round 2 Round 3

**Project Address:** Various

**Project Block/Lot/Qualifier** (list all) Various

**Project Acreage:** Various **Density:** \_\_\_\_\_ **Set Aside:** \_\_\_\_\_

**Project Sponsor:** (circle one) Municipally Developed Nonprofit Developed Private Developer

**Project Sponsor name:** Flemington Borough

**Project Developer name:** Flemington Borough

**Planning Area** (circle all that apply)

1 2 3 Center 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

**Credit Type**

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

**Credit Sub-Type** (if applicable)

Addressing Unmet Need Extension of Controls

**Construction Type** (circle one) New (includes reconstruction and conversions) Rehabilitation

**Flags** (circle all that apply) 3.1 Phased Durational Adjustment Conversion Court Project

Density Increase Granted Mediated Project Overlay Zone Result of Growth Share Ordinance

High Poverty Census Tract Off-Site Partnership Project RCA Receiving Project

Reconstruction Part of Redevelopment Plan

**Project Waiver granted** yes no **Round waiver was granted** R1 R2 R3

**Type of Waiver** \_\_\_\_\_

**Number of market units proposed** 0 **Number of market units completed** \_\_\_\_\_

**Number of market units with certificates of occupancy issued after 1/1/2004** \_\_\_\_\_

**Number of affordable units under construction** 0

**Condo Fee percentage** (if applicable) \_\_\_\_\_

**Affordability Average Percentage** <sup>1</sup> 52%

<sup>1</sup> “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

**For Contributory or Combination Sites**

Total payment in lieu of building affordable units on site \_\_\_\_\_

Number of affordable units created with payment \_\_\_\_\_

**Municipal or RCA funds committed to project** \_\_\_\_\_**Municipal or RCA funds expended** \_\_\_\_\_**Funding Sources** (circle all that apply)

County HOME   County Rehab Funds   CDBG   Federal Home Loan Bank   HODAG   HUD   HUD 202

HUD 236   HUD 811   HUD HOPE VI   HUD HOME   McKinney Funds   Fannie Mae Multi-Family

UDAG   UHOPR   USDA-FHA Rural Development   USDA-FHA - Section 515   Development Fees

Municipal Bond   Municipal Funds   Payment in Lieu   Private Financing   RCA   Capital Funding

Balanced Housing   Balanced Housing – Home Express   DCA – Low Income House Tax Credit   NPP

DCA Shelter Support Services   DDD   DHSS   DHHS   HMFA Low Income House Tax Credit

HMFA   HMFA HOME   MONI   Section 8   Small Cities   Other \_\_\_\_\_

**Effective date of affordability controls**      **To be determined****Length of Affordability Controls** (in years)   30   or   Perpetual**Administrative Agent**      NORWESCAP**For Redevelopment Projects**

Does this project require deed restricted units to be removed?      Yes      No

If Yes

# of deed restricted units removed \_\_\_\_\_

# of moderate income units removed \_\_\_\_\_

# of low income units      removed \_\_\_\_\_

# of very low income units removed \_\_\_\_\_

# of rental units removed \_\_\_\_\_

# of for-sale units removed \_\_\_\_\_

# of one-bedroom units removed \_\_\_\_\_

# of two-bedroom units removed \_\_\_\_\_

# of three-bedroom units removed \_\_\_\_\_

## PART C – COUNTS

### Affordable Unit Counts

Total non-age-restricted 7    Sales \_\_\_\_\_    Rentals 7    Total age-restricted \_\_\_\_\_    Sales \_\_\_\_\_    Rentals \_\_\_\_\_

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

*To be determined*

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income <sup>2</sup>	_____	_____
35% of median income <sup>3</sup>	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	_____	_____

Note:    30% = less than or equal to 30 percent of median income  
          35% = greater than 30 percent and less than or equal to 35 percent of median income  
          50% = greater than 35 percent and less than or equal to 50 percent of median income  
          80% = greater than 50 percent and less than 80 percent of median income

Bedroom Distribution of Affordable Units    (n/a – market to affordable) *To be determined*

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

### Completed Units

Number of affordable units completed in this project 0

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls    0

<sup>2</sup> Pursuant to N.J.A.C. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

<sup>3</sup> Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

**PART D - (completed by Sending Municipality)**

**For Approved Regional Contribution Agreements (RCA)**

Sending Municipality	_____	County	_____
RCA Receiving Municipality	_____	County	_____
COAH approval date	_____		
Number of units transferred	_____	Cost per unit	_____
Total transfer amount	_____	Amount transferred to date	_____

**For Partnership Program**

Sending Municipality	_____	County	_____
Partnership Receiving Municipality	_____	County	_____
Name of Project	_____		
Credits for Sending Municipality	_____		
Total transfer amount	_____	Amount transferred to date	_____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

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## **REHABILITATION PROGRAM (N.J.A.C. 5:97-6.2)**

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### **General Description**

Municipality/County: Flemington Borough, Hunterdon County

Program Name: County Rehabilitation Program

Number of proposed units to be rehabilitated: 17

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### **Information and Documentation Required with Petition**

- ☒ Determination of Rehabilitation Share
- ☒ Accept number in N.J.A.C. 5:97 – Appendix B; **OR**
- ☐ Exterior Housing Survey conducted by the municipality
- ☐ Information regarding the rehabilitation program on forms provided by the Council. (If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☒ in lieu of submitting forms.)
- ☒ Documentation demonstrating the source(s) of funding
- ☒ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☐ Schedule illustrating how the rehabilitation share will be addressed within the period of substantive certification

<b><u>Year</u></b>	<b><u>Rehabilitations to be completed</u></b>
2009	2
2010	2
2011	2
2012	2
2013	2
2014	2
2015	2
2016	2
2017	1
2018	0

**Information and Documentation Required Prior to Substantive Certification**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted rehabilitation operating manual that includes a description of the program procedures and administration including a copy of sample deed restriction and/or lien.
- ☐ Affirmative Marketing Plan for the re-rental of rehabilitated rental units, in accordance with UHAC

**Rehabilitation Narrative Section**

See Housing Element and Fair Share Plan.